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23 December 2009

Urban Design Commission  
Plan Commission  
C/o Mr. Brad Murphy, Plan Division Director  
C/o Mr. Al Martin, Secretary to Urban Design Commission  
215 Martin Luther King Jr. Boulevard, Suite LL100  
Madison, WI 53703

RE 617-619 MENDOTA COURT PROPOSED APARTMENT BUILDING.  
DESIGN CONCERNS AND POSSIBILITIES

Dear Commission members,

We have been retained by the owners of the properties at 626 Langdon Street, 616 and 625 Mendota Court to work with the architect for the apartment building proposed for 617-619 Mendota Court to address serious design concerns that affect their adjacent properties.

#### DESIGN ISSUES

##### **Loading Zone**

The latest design shows an undersized loading zone on the East side of the property. This needs to be the required 10'x35' with the appropriate room for moving service vehicles. This would include trash removal, moving trucks and service vehicles.

It is important that this loading zone be used for trash pick up. We have looked into design options that place the trash room on the East side of the building, hence immediately adjacent to the required loading zone. Our design option shows this can be done without loss of apartments or bedrooms and give a better access to the indoor bicycle and moped storage.

##### **Outdoor Grille**

The large outdoor charcoal grille in the corner of the rear yard is less than 15' from a series of balconies on 626 Langdon. We object to this location, as the smoke from the grilles will limit the usability of the balconies and the opportunity to obtain ventilation for the units in Round House. If the outdoor grill is important it can be moved to the center of the back yard where it would back onto the large open green space of 626 Langdon.

It is also adjacent to our dumpsters. There has previously been a dumpster fire in this location caused by somebody dumping hot charcoal into the dumpster. The developer is resistant to installing a gas grille as it may be left on creating another hazard and cost.

##### **Outdoor Recreational Space**

The rear and West side yards are narrow strips of land, along with the charcoal grille, that have been designated as recreational space. These are only about 10' wide. This space will likely be used heavily. The courts for the garden apartments become a curious design element as they are recessed into the ground cutting into the usable space of the rear yard. This type of space becomes a high maintenance open-air trash receptacle. It also affords little privacy to the occupants.

We endorse the basic design premise of having the first living space a half level above grade, which give more privacy and security to the apartments on the first floor. This is not so for the garden apartments. We request the garden apartments be eliminated and the space be used for other necessary amenities for the residents.

### **Bicycle and Moped Parking**

If large and denser development is being encouraged in this area through the PUD process, we feel it is important to require protected year round parking sufficient to serve the occupants of this building.

Car parking is not provided, so it is all the more important to provide sufficient indoor and outdoor parking for the bicycles and mopeds. The proposed indoor parking is very awkward to get to and is not large enough to provide one space per bedroom. It is possible to meet this goal.

The space assigned to the garden apartments would be more useful for indoor bicycle and moped parking. A design we have developed for the trash room on the East side also includes an entry for bicycles that has a direct access to the basement level and larger parking areas.

### **Construction**

During the construction of the building, the developers have proposed a construction fence that will encroach 6 feet into the existing access easement. Enclosed are pictures of the current driveway showing how tight it is for a standard garbage truck to maneuver into our service court. This is not an acceptable option.

Trash is removed at least 4 times a week. The service court also provides access to the central office parking lot for service vehicles and staff of the Round House. Staff is constantly driving in and out to show and service other apartments from this central office.

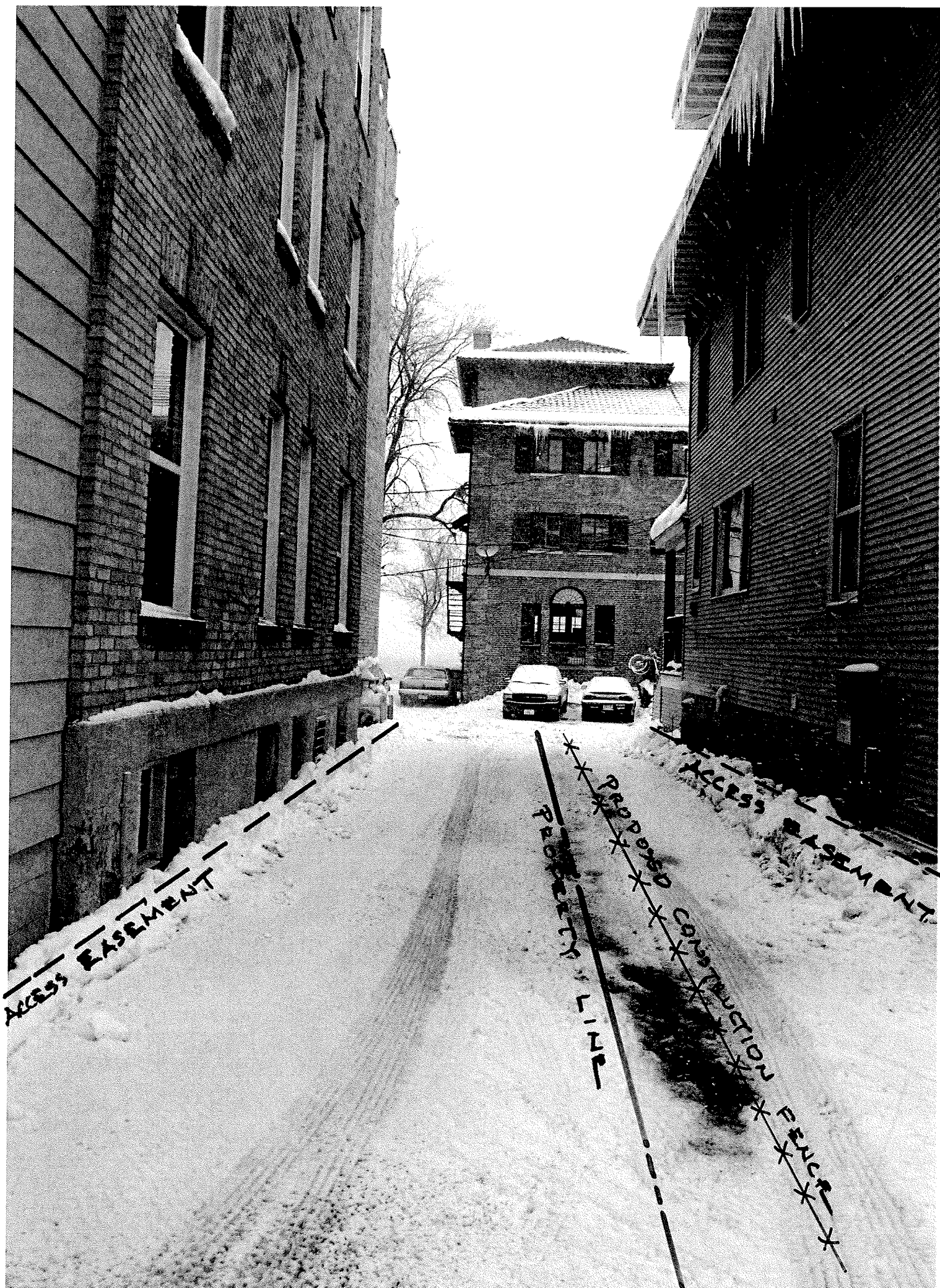
The past few weeks has shown the typical problems with snow, which is compounded by the very narrow Mendota Court. (19 feet from curb to curb)

We appreciate the Urban Design Commission's considerations of these issues. We would be happy to provide any further information that the UDC might consider helpful. We will also be available at the January 6<sup>th</sup> meeting where we understand that this project will once again be considered.

Arlan Kay, AIA  
Architect

K0901.22

Cc Gary Brink, AIA  
Harvey Temkin, Esq.  
Jim Korb



ACCESS EASEMENT

PROPERTY LINE

PROPOSED CONSTRUCTION EASEMENT

ACCESS EASEMENT





GARBAGE TRUCK

MENDOTA COURT ↗



12/15/2009



12/15/2009

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LG25 MENDOTA CT